

Q&A Permanent Homeless Housing and Special Needs Projects

1. Question

What are examples of other projects funded with the goal of creating long-term housing similar to this RFP?

Answer: See Appendix 2-12 in Philadelphia's Annual Action Plan 2021-22 (<https://www.phila.gov/media/20220119135815/Annual-Action-Plan-2021-2022.pdf>)

2. Question

Can you share the list of developers that attended the pre-submissions meeting?

Answer: No, we cannot share that information.

3. Question

What do you mean by the statement "projects that are ready to go"?

Answer: Projects that will be under construction by the end of 2022.

4. Question

How much additional consideration will be provided for projects that exceed the 10% Accessibility requirements?

Answer: Projects exceeding the 10% Accessibility requirements will be given priority consideration.

5. Question

What is meant by the statement "projects that will highly leverage the City's gap financing"?

Answer: Projects that demonstrate additional funding sources that are committed.

6. Question

Are the six factors included in the Proposal evaluation of equal importance or rating?

Answer: The top priority is that projects must have site control and be ready to proceed upon award.

7. Question

Are the preferences on page 1 of the RFP in order of importance or impact?

Answer: No, they are not listed in order of importance.

8. Question

Is there a time frame where you would (like) the project completed?

Answer: Twelve months from financial closing, however, every project is different and a construction timeline will be reviewed and considered for all projects. Please include your timeline in the proposal.

9. Question

How can one submit "evidence of operating subsidy commitments"?

Answer: A commitment letter from the entity providing the operating subsidy. For example, if receiving ACC's a letter from PHA.

10. Question

Is the developer expected to manage referrals from the Supportive Housing Clearinghouse?

Answer: Yes

11. Question

Are these funds for new construction only or for a preservation project that could be serving eligible population?

Answer: Both

12. Question

Do you have to be 501c and will you help with fiscal sponsorship?

Answer: Developers do not have to be 501c.

13. Question

I know you addressed that your accepting the RFP for new construction, but if I read what you have shown on the slide show it reads new and rehabilitation.

Answer: Both are acceptable.

14. Question

When will awards be made?

Answer: We hope to have awards decided by the end of March.

15. Question

Can a project start construction before awarded/or before closing on the funds?

Answer: No, the project must not be under construction at the time of award.

16. Question

How am I supposed to have experience building with the city if I am trying to build for the city for the first time?

Answer: There's always a first time. We strongly encourage new developers to partner with an experienced affordable housing development team.

17. Question

Do the funds require prevailing wage? Does the contractor need a bond?

Answer: Yes, state prevailing wage applies and yes, the contractor needs a bond.

18. Question

Is this intended to be as a grant toward construction or a subsidy loan funding?

Answer: Construction.

19. Question

You said 40 years 0%?

Answer: The terms of the Note will be for a period of 40 years at 0% interest due and payable at the end of the 40 year term. A mortgage will be placed on the property to secure the financing and a Declaration of Restrictive Covenant will be recorded on the property to assure the 40 year affordability.

20. Question

With regard to preservation, what if units are not currently habitable in existing buildings without substantial capital investment? Would you consider that request for this RFP?

Answer: If you are referring to substantial rehabilitation that you will be converting to affordable housing we would consider.

21. Question

Since this is for projects that are ready to go, what if community engagement happened a while ago and there is no documentation. Would a narrative and support letters suffice?

Answer: No - you must document a recent community meeting

22. Question

Can the property only be located in Philadelphia or is Delaware County acc?

Answer: Yes, this is only for Philadelphia.

23. Question

My organizations' property is a vacant property that needs total rehabilitation. Will this be considered as new construction?

No, this would be substantial rehab and still be eligible.